

Office



**Environmental
 Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: **13847**
 MEPA Analyst: **D. BUCKLEY**
 Phone: 617-626- **X 1044**

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

| | | |
|--|--|---------------------------------------|
| Project Name: Congress Street Hotel | | |
| Street: Congress Street | | |
| Municipality: Boston | Watershed: Boston Harbor | |
| Universal Transverse Mercator Coordinates: UTM Zone 19; 331586,4690533 | Latitude: 42 20'56.45"N Longitude: 71 2'41.01"W | |
| Estimated commencement date: Summer 2007 | Estimated completion date: Spring 2009 | |
| Approximate cost: \$100 million | Status of project design: Schematic Design Stage | |
| Proponent: Madison Seaport Holdings, LLC c/o Madison Properties | | |
| Street: 20 Park Plaza | | |
| Municipality: Boston | State: MA | Zip Code: 02116 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dave Hewett | | |
| Firm/Agency: Epsilon Associates, Inc. | Street: 3 Clock Tower Place, Suite 250 | |
| Municipality: Maynard | State: MA | Zip Code: 01754 |
| Phone: (978) 897-7100 | Fax: (978) 897-0099 | E-mail: dhewett@epsilonassociates.com |

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): The Proponent may receive a limited-duration license or other authorization from MassPort to allow the installation of landscaping on an adjacent approximately 27,502 square foot parcel, as a public benefit for the area.

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No The Project is undergoing review by the Boston Redevelopment Authority ("BRA") under Article 80B of the Boston Zoning Code (Large Project Review).

List Local or Federal Permits and Approvals:

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

| Summary of Project Size & Environmental Impacts | Existing | Change | Total | State Permits & Approvals |
|--|----------|-----------------|-----------------|---|
| LAND | | | | <input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit (Direct & Indirect) <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: MassHighway/MTA Access Permit MA DEP Sewer Connection Permit MWRA Temporary Construction Site Dewatering Permit, if required |
| Total site acreage | 0.7 | | | |
| New acres of land altered | | 0 | | |
| Acres of impervious area | 0.7 | 0 | 0.7 | |
| Square feet of new bordering vegetated wetlands alteration | | 0 | | |
| Square feet of new other wetland alteration | | 0 | | |
| Acres of new non-water dependent use of tidelands or waterways | | 0 | | |
| STRUCTURES | | | | |
| Gross square footage | 0 | | | |
| Number of housing units | 0 | 502 hotel rooms | 502 hotel rooms | |
| Maximum height (in feet) | 0 | 254 | 254 | |
| TRANSPORTATION | | | | |
| Vehicle trips per day (unadjusted) | 0 | 4,102 | 4,102 | |
| Vehicle trips per day (adjusted) | | 1,558 | 1,558 | |
| Parking spaces | 0 | 146 | 146 | |
| WATER/WASTEWATER | | | | |
| Gallons/day (GPD) of water use | 0 | 65,662 | 65,662 | |
| GPD water withdrawal | 0 | 0 | 0 | |
| GPD wastewater generation/treatment | 0 | 59,693 | 59,693 | |
| Length of water/sewer mains (in miles) | 0 | 300 feet | 300 feet | |

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify: _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify: _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify: _____) No

HISTORICAL / ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify: _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify: _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify: _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

Project Site and Project: The proposed project will be constructed on a vacant 0.7-acre (30,435-square foot) site in the South Boston Waterfront District, amidst a series of roads and ramps recently constructed or reconstructed as part of the Central Artery/Tunnel project. See Figures 1-1 through 1-3.

Congress Street and its intersections with East Service Road and B Street are to the north of the project site. To the northeast lies the office and hotel complex at the World Trade Center. East of the site lies the South Boston ramps to I-90 and 93, and World Trade Center Avenue. There is a Silver Line MBTA station on World Trade Center Avenue. Immediately south of the site are ramps for I-90, and I-93. To the immediate south of the ramps is the 18-story CA/T Vent Building #5. Beyond the vent building to the south lies Summer Street, and the Boston Convention and Exhibition Center (BCEC). To the west of the site lies East Service Road, a large surface parking lot, and a vacant parcel. Beyond these uses lies the Boston Wharf district made up of older wharf buildings west of West Service Road.

The Congress Street Hotel project will be a 24-story hotel with 502 rooms, on 18 floors. Floor plans are shown on Figures 2.4-7 through 2.4-14. The ground floor will have a lobby and four areas of retail, totaling 8,414 sf providing convenience services for guests and passers-by.

A ramp from the live parking area on ground level will provide access to level 2 where the valet services and parking will be provided. The third, fourth, and fifth levels will also be for parking

as well as mechanicals. A total of 146 parking spaces plus 18 valet parking spaces will be provided.

Hotel room floors will begin on level seven and go through to the 24th floor. There will be a set back located on the 22nd floor where there will be a pool/spa and an outdoor sundeck.

Building façade materials will include pre-cast panels and glass. The building, with a sharp knife edge on the west façade and a curved glass façade on the east side, will combine areas of sheer glass curtain wall with areas of pre-cast façade having punched windows. The top three floors will be all glass. The height of the building is consistent with other high rise buildings in the area, including the BCEC Hotel and the World Trade Center buildings.

Vehicular access to and from the site will be from Congress Street via a new curb cut beginning approximately 90 feet east of the Congress Street/East Service Road intersection. The proposed curb opening will be approximately 112 feet wide. The Boston Transportation Department (BTD) has stated that a wide opening is preferred to help minimize the potential for slow-downs on Congress Street.

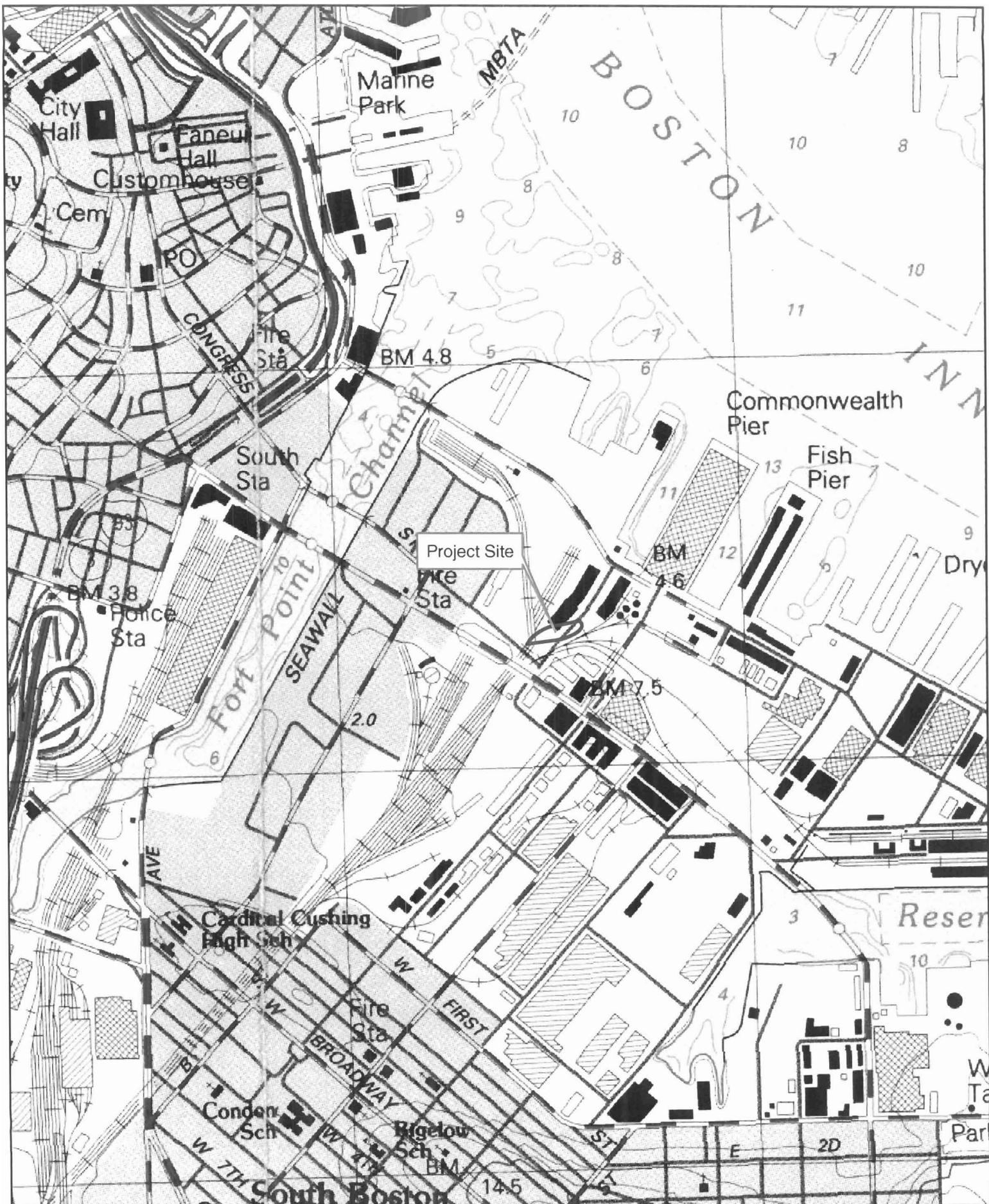
Mitigation and Benefits: The proposed project will greatly benefit the rapidly growing South Boston Waterfront. Sited within 500 feet of the BCEC, the hotel will provide lodging for BCEC visitors.

The existing vacant, oddly shaped, and road-ringed parcel will be developed with a handsomely designed architectural landmark. The proposed project will help to block views of the massive Central Artery Ventilation Building from the World Trade Center and other developing areas along Seaport Boulevard and the waterfront. The project will add more life to the growing neighborhood that surrounds the BCEC.

The Project will substantially increase property, sales, and wage tax revenues to the City of Boston and convert unused vacant property into a real estate tax generator. The construction of the project will contribute directly to the economy by providing both temporary construction jobs as well as continuing full time employment once operations at the hotel commence.

The Proponent is committed to the efficient use of renewable resources to reduce the impact of the built Project while also creating a pleasant and healthy building environment. The final designs of the Project will incorporate sustainability measures, which will include measures related to energy and water conservation, transportation, building energy management systems, lighting, recycling, indoor air quality, conservation measures, local building materials and clean construction vehicles. To this end, the design of the building will include spaces and provisions for recycling paper, plastic, glass, aluminum and any other recyclable materials.

A Boston Residents Construction Employment Plan will be executed by the Proponent in accordance with the Boston Jobs Policy. The Policy provides that the Proponent will make reasonable good-faith efforts during construction to have at least 50% of the total employee work hours be by Boston residents, at least 30% of total employee work hours be by minorities and at least 10% of the total employee work hours be by women.



Scale 1:12,000
 1 inch = 1,000 feet

500 0 500 1,000 Feet

Figure 1-1
USGS Locus
Congress Street Hotel
Boston, Massachusetts

Basemap: 1987 USGS Quadrangles, MassGIS

